This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

QUITCLAIM DEED

BOOK 1440 PAGE 431

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Jean Cripps	Guaranty Mortgage Company	2DA 55890
(NAME)	Capitol Hill (NAME) Building	
1923 Karen Drive	311 Seventh Avenue, North,	Map 107-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn 37217	Nashville, Tennessee 37219	Par. 218
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Betty Jean Cripps

~~XXX~~ I, Javin B. Cripps,

by these presents do hereby quitclaim and convey unto F. E. Kent, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Land in Davidson County, Tennessee, being Lot No. 254 on the plan of Bel Air Subdivision, Section 11, as of record in Book 2900, page 29, Register's Office for said County.

Said Lot No. 254 fronts 65 feet on the southerly side of Karen Drive and runs back between parallel lines 142 feet to a dead line in the rear.

Being the same property conveyed to Javin B. Cripps and wife, Betty Jean Cripps, by warranty deed dated July 30, 1965, from Marvin P. Foster and wife, Shirley P. Foster, of record in Book 3919, page 935, Register's Office for Davidson County, Tennessee.

Said Betty Jean Cripps agrees to assume and pay balance owing on note to Guaranty Mortgage Company under deed of trust of record in Book 3351, page 181, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ None-Exempt under the opinion State Attorney General

Subscribed and sworn to before me, this the 19th day of August 19 70

Affiant F. E. Kent

My commission expires: My Commission Expires Oct. 31, 1971 (Affix Seal) Notary Public Billy D. Tisdale

unimproved ( )
This is improved (X) property, known as 1923 Karen Drive, Nashville, Tennessee 37217
(House Number) (Street) P. O. Address: (City or Town) ((Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said F. E. Kent, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Betty Jean Cripps

her *heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.*

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 19th *day of* August, *19* 70.

THIS INSTRUMENT WAS PREPARED BY:

X Javin B. Cripps
Javin B. Cripps

F. E. Kent
F. E. Kent *Trustee.*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Javin B. Cripps, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of August, 1970

Billy J. Tisdale
Notary Public.

My commission expires: My Commission Expires Oct. 31, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. E. Kent, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of August, 1970

Billy J. Tisdale
Notary Public.

My commission expires: My Commission Expires Oct. 31, 1971

QUITCLAIM

Deed

From: JAVIN B. CRIPPS

to: F. E. KENT Trustee.

AND

From: F. E. KENT Trustee.

to: BETTY JEAN CRIPPS

A 87730

IDENTIF. REFERENCE

AUG 24 8 33 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 24 70 MISC A* 3.00 * 3.00

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Mrs. Betty Jean Cripps, 1923 Karen Drive, Nashville, Tenn. 37217